

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 3, 2004 PLANNING COMMISSION MEETING

PROJECT #: Street/Alley Vacation #05007

PROPOSAL: Vacate Stockwell Street west of South 52nd Street, within the Union College Campus.

LOCATION: South 52nd and Stockwell Streets.

LAND AREA: 11,060 square feet, more or less.

CONCLUSION: This portion of Stockwell Street serves no public purpose. The vacation of this right-of-way conforms to the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Stockwell Street from the west line, extended, of the vacated north/south alley in Blocks 14 & 15, College View Addition, to the west line of S. 52nd Street, located in the SE 1/4 of Section 5 T9N R7E, Lancaster County, Nebraska.

SURROUNDING LAND USE AND ZONING:

North:	Union College	R-4 Residential
South:	Union College	R-4 Residential
East:	Single-family dwellings	R-4 Residential
West:	Union College	R-6 Residential

ASSOCIATED APPLICATIONS: Pre-Existing Special Permit #28A

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies the Union College campus area as Public. (F 25)

ANALYSIS:

1. This is a request to vacate the portion of Stockwell Street west of South 52nd Street within the Union College campus.
2. This portion of right-of-way has been improved with a parking lot. A building permit is required for a parking lot of this size; however, a review of Building and Safety records revealed no permit for this parking lot.

3. The existing street return is being used as part of the parking lot, and the sidewalk ramps were recently reconstructed. Public Works will not require that the street return be removed.
4. This portion of Stockwell Street terminates in a dead-end within the Union College campus and does not provide any traffic functions for the general public.
5. The vacation of this right-of-way will not create lots without frontage and access to a public street.
6. There are no existing or future planned facilities located within this right-of-way, therefore no easements are requested.
7. Applicant has indicated their intent to purchase this right-of-way if vacated.
8. Lincoln Municipal Code Chapter 14.20 requires the City to establish the proper price to be paid for the right-of-way, as well as any amounts necessary to guarantee required reconstruction within the right-of-way. These values must be established and deposited with the City Clerk prior to scheduling the vacation request with the City Council.

**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL
AGENDA THE FOLLOWING MUST BE COMPLETED:**

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code must be met.

Prepared by:

Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov
Planner

Date: July 20, 2005

Applicant Brian Carstens
and Brian Carstens and Associates
Contact: 601 Old Cheney Road, Suite C
Lincoln, NE 68512

Owner: Union College
3800 South 48th Street
Lincoln, NE 68506



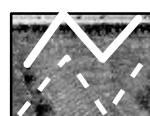
2005 aerial

Street & Alley Vacation #05007 Stockwell Street at S. 52nd St.

Zoning:

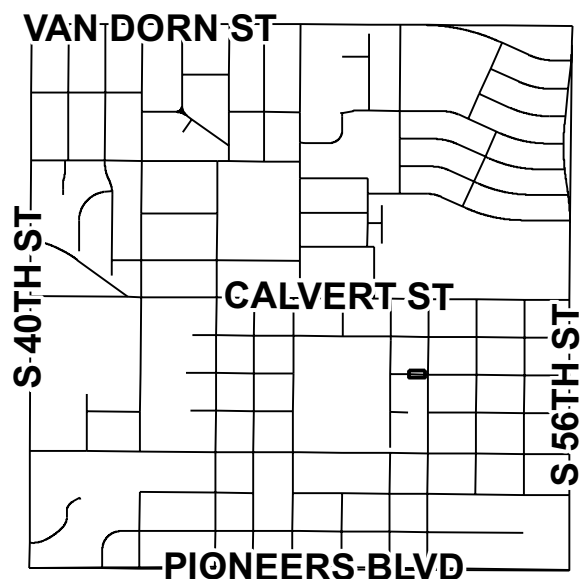
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 5 T9N R7E



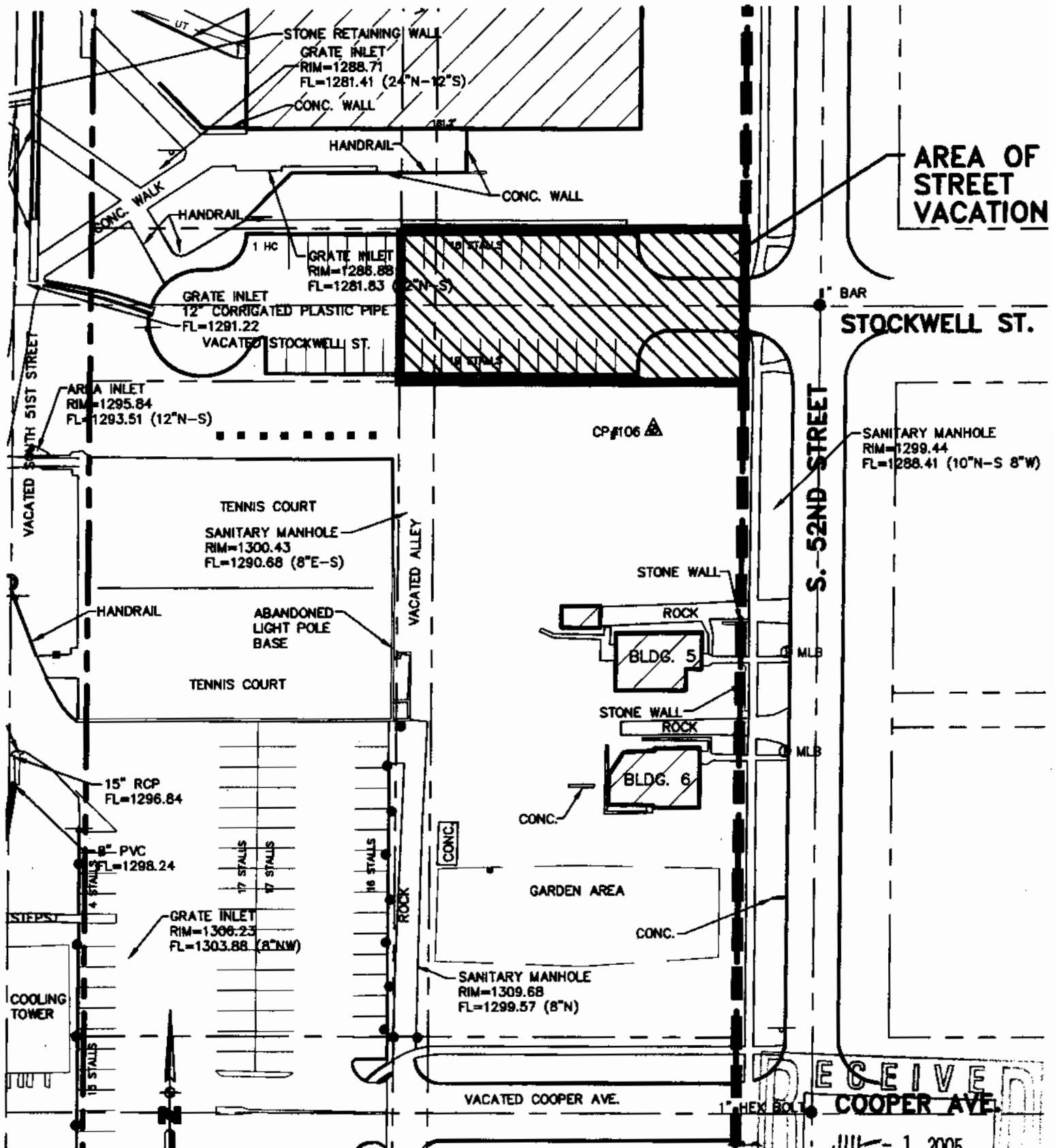
Zoning Jurisdiction Lines

City Limit Jurisdiction



STOCKWELL STREET

STREET VACATION

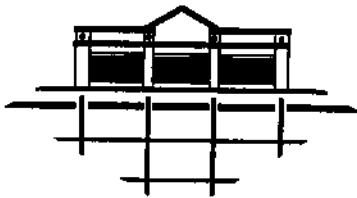


SCALE: 1" = 60'

RECEIVED
COOPER AVE.

JUL - 1 2005

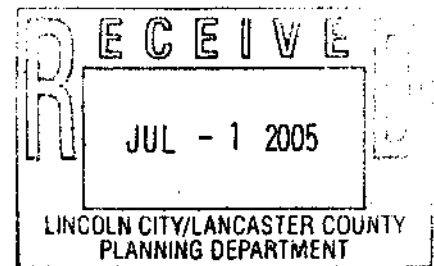
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

July 1, 2005

Mr. Marvin Krout, AICP
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508



RE: UNION COLLEGE - PRE-EXISTING SPECIAL PERMIT #28B

Dear Marvin,

On behalf of Union College, we submit the following project for your review. Union College has been acquiring additional properties adjacent to their existing campus for quite some time. They have now assembled the property on the west side of South 52nd Street, from the vacated Cooper Avenue, to Stockwell Street.

Union College wants to expand their student housing by building additional living units in this area of the amendment. Therefore, we need to include these parcels within the limits of the Pre- Existing Special Permit.

We have also recently discovered that Stockwell Street had not been vacated from the west line of South 52nd Street as previously thought. A parking lot was constructed in this area, and is actually on City of Lincoln right of way. Therefore we are submitting a petition to vacate the right of way in question.

Please feel free to contact me if you have any further questions.

Sincerely,

Brian D. Carstens

Cc: Union College

Enclosures: 24 copies of sheet 1 of 1
Application for an Amendment to a Pre-Existing Special Permit
Certificate of Ownership
Application for a Street and Alley Vacation
8-1/2" x 11" reductions of the plans